



Chesterfield County
 Department of Building Inspection
 (804) 748-1057
www.chesterfield.gov/bi

COMPOSITE LIST OF REQUIREMENTS FOR SOIL REPORTS AND FOOTINGS

	In Triassic Area (refer to Triassic map)	Outside Triassic Area (refer to Triassic map)
New house	Soil test required. "Low" ⁽¹⁾ 24" deep, "Moderate" or higher ⁽²⁾ engineer design	Soil test required. "Low" ⁽¹⁾ 24" deep, Moderate or higher ⁽²⁾ engineer design
Industrialized (modular) home or manufactured home	No test required. Manufacturer's design, or engineered design, or 24" deep cont footing	No test required. Manufacturer's design, or engineered design, or 24" deep cont. footing
Addition to house with (potentially) habitable space	Soil test required. "Low" ⁽¹⁾ 24" deep, "Moderate" or higher ⁽²⁾ Engineer design	No test required. Footing 24" deep
Addition to house without (potentially) habitable space, screen porches, and unheated (three season) porches	No test required. Footing 24" deep	No test required. Footing 24" deep
Conversion of sunroom to Florida room	Engineer's sealed certification of existing footings	Excavation required to verify 18" deep existing footing - by County inspector
Detached garage with (potentially) habitable space	Soil test required. Footing 24" deep	No test required. Footing 24" deep
Detached garage without (potentially) habitable space	No test required. Footing 18" deep	No test required. Footing 18" deep
Decks	No test required. Footing 18" deep	No test required. Footing 18" deep
Wood tool sheds	No test required. See SHEDS	No test required. See SHEDS
Metal carports and pre-fab metal sheds	No test required. Engineer specified anchors	No test required. Engineer specified anchors
Pre-fab metal buildings	No test required. Footing 18" deep	No test required. Footing 18" deep

(1) LOW refers shrink swell potential, based on engineer's analysis in the soil report.

(2) MODERATE OR HIGHER potential for shrink swell, based on engineer's analysis of the soil report. An engineered footing is required.